

**Communication: C151  
Committee of the Whole (PM)  
April 4, 2023  
Item #4**

**From:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**To:** [Jacquelyn Gillis](mailto:Jacquelyn.Gillis)  
**Subject:** FW: [External] Official Written Opposition to Official Plan Amendment File OP.22.022 and Zoning by-law amendment file Z.22.043  
**Date:** Monday, April 3, 2023 9:26:34 AM

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**From:** sucharita mishra <[REDACTED]>  
**Sent:** Sunday, April 02, 2023 12:50 PM  
**To:** Clerks@vaughan.ca  
**Subject:** [External] Official Written Opposition to Official Plan Amendment File OP.22.022 and Zoning by-law amendment file Z.22.043

Greetings.

**Please note this as my official opposition on the aforementioned file and include it as part of the written communication for the upcoming Notice of Public Meeting Committee of the Whole on April 4<sup>th</sup> at 7pm Agenda item #4**

I am writing to you to today to express my opposition to the aforementioned 15 floor residential development proposal on Bathurst and Queen Filomena.

The whole neighborhood is extremely disturbed by this proposal and are finding different ways of expressing their opposition including a petition being signed by over 1400 people.

The community has created a website where you can get additional information.

<http://www.change.org/preserveupperthornhillestates>.

While I have tried to maintain a balanced view on this proposal, I am finding it very difficult to see any positives arising from it.

For starters, I will say that this neighborhood seems like the completely wrong place to propose such a dwelling. This is Upper Thornhill **Estates (UTE)**, and to put a high rise/high density building in such an area makes no sense whatsoever. High rises are normally seen in high density areas that are close to shopping/transit/amenities etc. such as those seen on Yonge street.

When we bought our house, the builder had assured us (this is also supported by the community maps) that there was a small commercial plaza coming in the development site and that was false advertising. Had we known that a condo was coming there we would have never purchased our property.

For many of us, buying a place in UTE has been a life long dream, we have toiled hard to save money and have taken on large mortgages to live in this neighborhood, and we cannot imagine our life's work going to waste by putting a Condo/apartment here that will definitely **reduce the Real estate values/dampen buyer interest** in this area while negatively impacting our daily lives and experiences.

Here are some of the other clearly visible potential disadvantages of this proposal:

1. Traffic Congestion: at 300 units with say an average of 4 people per family we will be looking at an additional 300 cars and 1200 people fighting for all resources including the roads/outdoor spaces
2. School congestion and declining quality of education: Our home school- Viola Desmond is already stretched to capacity – where will the additional ~600 kids go?
3. Safety: with so many new people/high traffic in the neighborhood, I will not feel safe about my child playing alone outside or commuting to school unsupervised
4. Visually unappealing: The large building will definitely block sunlight and look like an eyesore to what is otherwise a beautiful detached home neighborhood.
5. Renters not Owners: such dwellings usually attract renters not owners – and we know that renters seldom share the same pride of ownership and care and attention to the property/neighborhood. Additionally, there is no way to “know” your Condo neighbors.
6. Construction nightmares – This will be the beginning of the pain with noise and dust/ health issues that will prevail for years to come esp. For those living close to the construction site such as me
7. Environmental Issues – increased pollution, high carbon emissions, endangering the bird/wildlife population, poor air quality and overall resource scarcity

I understand this is a vacant lot that needs to be developed and I am open to even a low rise residential such as stacked townhomes, but a 15 storey condo is something that only the City of Vaughan can stop from progressing.

Please understand our pain and logic, and work with your team to reject this proposal.

Thanks in advance for your consideration and looking forward to hearing from you.

Sucharita Mishra  
Baldry Avenue

Sent from [Mail](#) for Windows